



Lamoine Board of Selectmen

606 Douglas Hwy
Lamoine, ME 04605
(207) 667-2242
town@lamoine-me.gov

FOR SALE BY SEALED BID TAX ACQUIRED PROPERTY

The Town of Lamoine is accepting sealed bids on the municipality's interest on a property acquired by a tax lien foreclosure and for which the previous owner has opted not to re-acquire the property. The property is a 2.4 acre parcel, identified on the Town of Lamoine tax maps as Map 4 Lot 52 with an address of approximately 113 Needles Eye Road. There are no buildings on the property at this time. The minimum bid is \$1,900.00. The land is assessed at \$32,100 according to the 2019 tax commitment. Bids will be accepted until 4:00 PM on May 7, 2020. Bids must be accompanied by a deposit of \$500 in the form of a bank cashier's check. The deposit shall be credited toward the sale price. Bids shall state, at a minimum, the amount of the offer, the bidder's name, address, and telephone number(s). The Lamoine Board of Selectmen will open and read aloud all bids received prior to the deadline at their meeting that evening and then award the bid. Deposits from unsuccessful bidders will be returned within 30-days. The successful bidder shall certify that the remainder of the bid price will be received no later than June 4, 2020. Following receipt of the full bid price, the Lamoine Board of Selectmen shall schedule a special town meeting in order to affirm the transfer of property. Following that affirmation, the Board of Selectmen shall execute a quitclaim deed to the successful bidder. If the successful bidder fails to complete the transaction, the deposit shall be forfeited to the Town of Lamoine, and the bid acceptance shall be deemed void. The Board of Selectmen may thereafter negotiate a sale of the property with any unsuccessful bidder.

It shall be the responsibility of the purchaser to pay their share of the State of Maine Real Estate Transfer tax, the cost to be determined at closing. The Town of Lamoine shall file the deed and the transfer tax form at the Hancock County Registry of Deeds. The source for the property foreclosure is a lien filed in Book 6903 Page 934 at the Registry of Deeds. The property is described in Book 1872 Page 420 in a deed from Personal Representatives of the Estate of Peter V. Sullivan to Peter P. Sullivan. The tax map and other information regarding the property may be viewed at the Lamoine Town Office during regular business hours, or on the town's website (www.lamoine-me.gov).

Bids shall be submitted in sealed envelopes to: Town of Lamoine, Attn: Tax Sale Bid, 606 Douglas Highway, Lamoine, ME 04605. The Town of Lamoine reserves the right to accept or reject any bids. For more information, contact Stuart Marckoon, Treasurer, Town of Lamoine, 207-667-2242 or e-mail town@lamoine-me.gov.